

House Bill 418

By: Representative Loudermilk of the 14<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Article 6 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated,  
2 relating to property owners' associations, so as to provide for the suspension of lot owners'  
3 obligations for the payment of assessments when the board of directors of an association is  
4 not in compliance with the Georgia Property Owners' Association Act, the articles of  
5 incorporation of the association, or the bylaws adopted by the association; to provide for  
6 related matters; to repeal conflicting laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Article 6 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to  
10 property owners' associations, is amended by adding a new Code section to read as follows:

11 "44-3-236.

12 If a board of directors fails to comply with any requirement of this article, the articles of  
13 incorporation of the association, or the bylaws adopted by the association, then the lot  
14 owners' obligations for the payment of any assessment for common expenses shall be  
15 suspended until such time as the board of directors brings itself back into compliance."

16 **SECTION 2.**

17 All laws and parts of laws in conflict with this Act are repealed.